



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912

May 23, 2012

Craig Ziady, Esq.
Cumming Properties
c/o: Anderson Estates LLC
200 West Cumming Park
Woburn, MA 01801

Re: EPA's evaluation of two rounds of vapor intrusion data collected on your property at 345 Washington Street (Building # 260407)

Dear Mr. Ziady:

EPA has reviewed two rounds of indoor air and subslab soil gas validated data collected from the building on your property at 345 Washington Street, Woburn, MA, in March and June 2011, and two rounds of validated groundwater data collected near your property in August 2010 and April 2011. Our review indicates that **vapor intrusion does not pose a health threat inside the building**. The term “vapor intrusion” refers to the movement of volatile contaminants from groundwater into a structure.

The results of the sampling show that the compound tetrachloroethylene (also known as perchloroethylene (PCE)) was detected in indoor air samples at low levels that do not pose a health concern. The levels of PCE in subslab soil gas were not significant and do not pose a threat inside the building.

PCE was also found in groundwater samples collected near your property at levels above the federal drinking water maximum contaminant level (MCL) of 5 ug/L. As a result, EPA is requiring continued annual collection of groundwater samples in designated areas near your property so that EPA can continue to evaluate VOC conditions downgradient of/ near the UniFirst Source Area property. Note that the City of Woburn does not currently use this groundwater for drinking water purposes.

Please find attached two figures and one table. Figure 1 shows the locations where the two rounds of indoor air and subslab soil gas samples were collected within your building in March and June 2011. Figure 2 shows the flagged monitoring well locations which EPA is requiring annual groundwater monitoring. A table is also attached summarizing the two rounds of validated subslab, indoor air, and outdoor air data collected on your property.

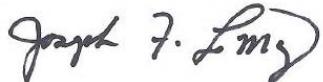
Since 1992, the WR Grace Source Area property (369 Washington Street, Woburn, MA) has been operating a groundwater treatment system on their property that has reduced, and will continue to reduce, PCE concentration in groundwater. WR Grace will continue to collect annual groundwater monitoring data as part of their treatment system's long-term monitoring. In 2012, WR Grace will also progress with a plan to remove some soil contamination from their property which is separate and unrelated to EPA's vapor intrusion evaluation.

In addition, if your building stores any products containing volatile compounds such as cleaning products, personal care products, stored solvents/fuels, etc., EPA recommends that you store these products in a separately contained area from the occupied living spaces within the building.

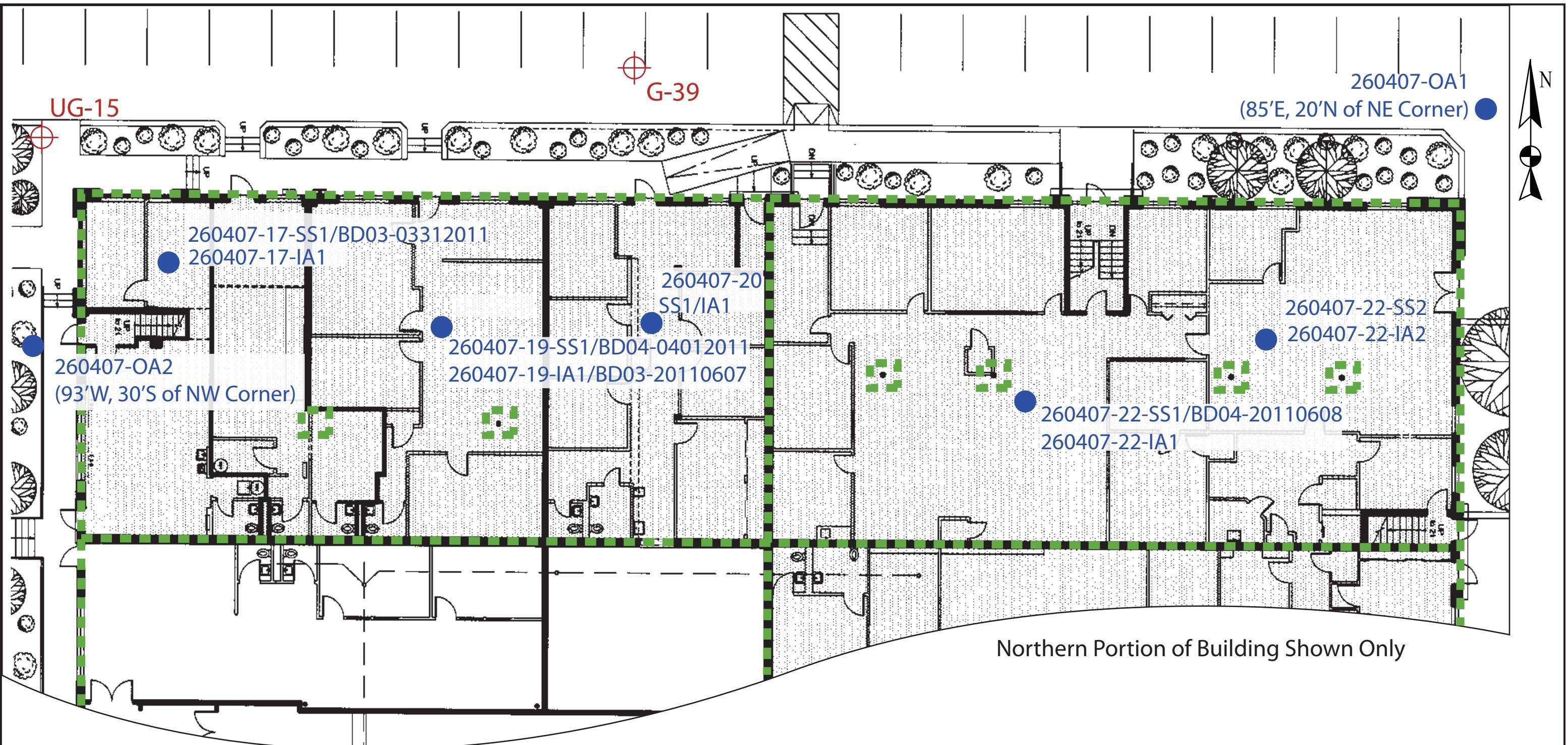
In conclusion, EPA has determined that **vapor intrusion does not pose a health threat inside your building**. Based on groundwater concentrations above the MCL, EPA will require continued annual collection of groundwater samples near your property to evaluate VOC conditions downgradient of/ near the WR Grace Source Area property.

Thank you for your past cooperation and allowing access to your building for the collection of these samples. If you have any questions regarding this letter, or would like to meet and discuss the results, please contact me at (617) 918-1323.

Sincerely,



Joseph F. LeMay, P.E.
Office of Site Remediation and Restoration



Northern Portion of Floor Plan and Sampling Locations
Commercial Structure #1

Wells G&H Superfund Site
Woburn, Massachusetts

Geosyntec
consultants

FIGURE

1

0 5' 10' 25'

ACTON, MASSACHUSETTS

JULY 2011



Figure 2. Annual Monitoring

- Monitoring Well Locations
- Building Footprints
- Parcel Lines

UC26 ● Monitoring Well Locations Identified
for Groundwater Annual Monitoring

■ Building Locations Identified for Indoor Air
and Sub Slab Soil Gas Annual Monitoring

Superfund Source Area Property

0 25 50 100

Feet

1 inch = 113 feet

N

Base map: Parcels; MASSGIS

DATA SUMMARY TABLE - BUILDING 260407

<u>Compound</u>	<u>Units</u>	17-IA1	17-IA1	17-SS1	17-SS1 dup	17-SS1	19-IA1	19-IA1	19-IA1 dup	19-SS1	19-SS1 dup	19-SS1	20-IA1	20-IA1	20-SS1	20-SS1
		03/31/11	06/07/11	03/31/11	03-31-11	06/07/11	03/31/11	06/07/11	06/07/11	04/01/11	04/01/11	06/08/11	03/31/11	06/07/11	03/31/11	06/08/11
Adjusted C5-C8 Aliphatics	µg/m³	2,200	1,900	200	190	16	130	330	360	230J	300J	53	1,000	860	90	24
Adjusted C9-C12 Aliphatics	µg/m³	460	28	18	20	<14	120	180	180	310J	420J	73	99	100	120	<14
Aromatics C9-C10	µg/m³	14	<10	<10	<10	<10	14	14	12	13J	18J	<10	15	<10	19	<10
Benzene	µg/m³	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
Butadiene	µg/m³	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
Ethyl benzene	µg/m³	<2	<2	<2	<2	<2	<2	<2	<2	2.6	3	<2	<2	<2	36	<2
m&p-Xylene	µg/m³	<4	<4	<4	<4	<4	<4	<4	<4	13	15	<4	5.2	<4	180	<4
Methyl tert-butyl ether (MTBE)	µg/m³	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
Naphthalene	µg/m³	<2	<2	<2	<2	<2	<2	<2	<2	2.5J	3.3J	<2	<2	<2	<2	<2
o-Xylene	µg/m³	<2	<2	<2	<2	<2	<2	<2	<2	4.6	5.8	<2	<2	2J	140	<2
Toluene	µg/m³	71	21	3.1	3.4	<2	11	16	16	<2	<2	<2	58	9	3	<2
1,1,1-Trichloroethane	µg/m³	0.153	0.202	0.365	0.365	0.524	<0.109	1.17	1.3	3.97	5.08	4	0.174	3.1	4.18	5.1
1,1,2-Trichloroethane	µg/m³	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109
1,1-Dichloroethane	µg/m³	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081
1,1-Dichloroethene	µg/m³	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079
1,2,4-Trimethylbenzene	µg/m³	0.668	0.418	0.246	0.255	<0.098	1.94	2.34	2.47	1.53J	1.98J	0.334	1	0.757	3.46	<0.098
1,2-Dichloroethane	µg/m³	0.408	0.158	<0.081	<0.081	<0.081	0.214	0.425	0.47	<0.081	<0.081	<0.081	9.52	20.2	0.271	0.146
1,2-Dichloropropane	µg/m³	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092
1,3-Dichlorobenzene	µg/m³	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12
1,4-Dichlorobenzene	µg/m³	<0.12	<0.12	<0.12	<0.12	<0.12	1.15	3.08	3.35	0.45	0.559	<0.12	<0.12	<0.12	0.222	<0.12
Acetone	µg/m³	3,480	8,690	1,070	1,380	230	55.6J	209	261	76	90.4	22.2	89.8	214	167	11.4
Benzene	µg/m³	0.769	0.629	<0.223	<0.223	<0.224	0.935	0.613	0.655	0.421	0.453	<0.224	0.938	0.764	0.677	<0.224
Bromodichloromethane	µg/m³	<0.134	<0.0670	<0.134	<0.134	<0.0670	<0.134	<0.0670	<0.0670	<0.134	<0.134	<0.0670	<0.134	0.0800J	<0.134	<0.0670
Bromoform	µg/m³	<0.206	<0.207	<0.206	0.32J	<0.207	<0.206	<0.207	<0.207	<0.206	<0.206	<0.207	<0.206	<0.207	<0.206	<0.207
Butadiene	µg/m³	0.115	0.133	<0.044	<0.044	<0.044	0.21	<0.044	0.055J	0.046	0.049	<0.044	0.128	0.1	0.214	<0.044
Carbon tetrachloride	µg/m³	0.647	0.598	0.408	0.415	0.503	0.478	0.384	0.39	0.176J	<0.126	0.126	0.515	0.402	0.163	0.132
Chlorobenzene	µg/m³	<0.092	<0.092	<0.092	<0.092	<0.092	0.202	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092
Chloroform	µg/m³	0.337	0.454	0.22	0.22	0.278	0.185	0.928J	0.327J	1.46	1.86	1.68	0.629	0.825	1.91	1.58
cis-1,2-Dichloroethene	µg/m³	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079
Dichloromethane (Methylene chloride)	µg/m³	<1.74	3.86	<1.74	<1.74	23.1	<1.74	5.07J	1.94J	14.4J	<1.74	20.6	<1.74	5	4.46	17
Ethyl acetate	µg/m³	367	347	<1.8	2.31J	0.721J	4.84	10.7	12.2	<1.8	<1.8	<0.54	22.2	19.9	<1.8	<0.54
Ethyl benzene	µg/m³	0.928	0.426	0.104	0.126	<0.087	1.23	1.22	1.28	2.38	2.98	0.43	1.46	1.31	35	0.365
Ethylene dibromide	µg/m³	<0.154	<0.0770	<0.154	<0.154	<0.0770	<0.154	<0.0770	<0.0770	<0.154	<0.154	<0.0770	<0.154	<0.0770	<0.154	<0.0770
Isopropylbenzene	µg/m³	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	4.33	<2.46
Methyl tert-butyl ether (MTBE)	µg/m³	<0.072	<0.072	<0.072	<0.072	<0.072	<0.072	<0.072	<0.072	<0.072	<0.072	0.094	<0.072	<0.072	<0.072	<0.072
Naphthalene	µg/m³	<0.32	0.273J	<0.498	<0.592	<0.131	<0.581	0.493J	0.744J	2.03J	2.7J	<0.131	<0.445	0.351J	1.2J	<0.131
Tetrachloroethene	µg/m³	0.352	0.183	4.45	5.54	8.07	0.149	0.292	0.312	12.9J	16.7J	17.4	0.488	0.373	19.2	23.2
Toluene	µg/m³	64.5	22	2												

22-IA1 03/31/11	22-IA1 06/07/11	22-IA2 03/31/11	22-IA2 06/07/11	22-SS1 04/01/11	22-SS1 06/08/11	22-SS1 dup 06/08/11	22-SS2 04/01/11	22-SS2 06/08/11	OA-1 03/31/11	OA-1 06/07/11	OA-2 03/31/11	OA-2 03/31/11
160	160	180	180	140	33	39	<58	29	<12	20	<12	<12
140	60	200	46	1,300	<14	14J	<14	<28	<14	<14	<14	<14
10J	<10	<10	<10	14	<10	<10	<10	<20	<10	<10	<10	<10
<2	<2	<2	<2	<2	<2	<2	<2	<4	<2	<2	<2	<2
<2	<2	<2	<2	<2	<2	<2	<2	<4	<2	<2	<2	<2
<2	<2	<2	<2	<2	<2	<2	2.8	<4	<2	<2	<2	<2
5.1	<4	4.6	<4	<4	<4	<4	14	<8	<4	<4	<4	<4
<2	<2	<2	<2	<2	<2	<2	<2	<4	<2	<2	<2	<2
<2	<2	<2	<2	<2	<2	<2	<2	<4	<2	<2	<2	<2
<2	<2	<2	<2	<2	<2	<2	14	<4	<2	<2	<2	<2
23	8.9	23	7.6	<2	<2	3.3J	<2	<4	<2	<2	<2	<2
<0.109	0.655	<0.109	0.507	0.469	5.89J	4.4J	1.48	0.513	<0.109	<0.109	<0.109	<0.109
<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.109	<0.218	<0.109	<0.109	<0.109	<0.109
<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.081	<0.162	<0.081	<0.081	<0.081	<0.081
<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.158	<0.079	<0.079	<0.079	<0.079
1.16	0.752	1.1	0.59	0.55	<0.098	0.202J	0.265	<0.197	0.138	0.172	0.113	0.118
0.489	0.894	0.437	0.85	<0.081	<0.081	0.304J	<0.081	<0.162	<0.081	<0.081	<0.081	<0.081
<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.092	<0.185	<0.092	<0.092	<0.092	<0.092
<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.12	<0.24	<0.12	<0.12	<0.12	<0.12
<0.12	<0.12	<0.12	<0.12	0.12	<0.12	<0.12	<0.12	<0.24	<0.12	<0.12	<0.12	<0.12
128	234	1,050	294	95.6	17.6J	94.5J	140	25.2	6	11.8	4.95	13.8
0.718	0.846	0.766	0.898	0.348	<0.224	0.268J	<0.223	<0.447	0.562	0.45	0.46	0.508
<0.134	<0.0670	<0.134	<0.0670	<0.134	<0.0670	<0.0670	<0.134	<0.134	<0.134	<0.0670	<0.134	<0.0670
<0.206	<0.207	<0.206	<0.207	<0.206	<0.207	<0.207	<0.206	<0.414	<0.206	<0.207	<0.206	<0.207
<0.044	0.104	<0.044	0.124	<0.044	<0.044	<0.044	<0.044	<0.089	0.077	<0.044	0.044	0.049
0.484	0.44	0.471	0.39	0.295	0.176J	0.252J	0.308	0.352	0.497	0.428	0.471	0.409
<0.092	<0.092	0.097	<0.092	<0.092	<0.092	<0.092	<0.092	<0.184	<0.092	<0.092	<0.092	<0.092
1.1	1.24	63.2	7.42	<0.098	<0.098	0.317J	0.161	0.244	<0.098	<0.098	<0.098	<0.098
<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.158	<0.079	<0.079	<0.079	<0.079
<1.74	4.17	<1.74	3.22	17	<1.74	<1.74	10.3	<3.47	1.96	<1.74	<1.74	3.13
10.5	14.2	9.24	13.7	<1.8	<0.54	4.25J	<1.8	<0.54	<1.8	<0.54	<1.8	<0.54
1.34	0.838	1.24	0.93	0.178	<0.087	0.282J	2.7	0.295	0.13	0.148	0.1	0.174
<0.154	<0.0770	<0.154	<0.0770	<0.154	<0.0770	<0.0770	<0.154	<0.154	<0.154	<0.0770	<0.154	<0.0770
<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	<4.92	<2.46	<2.46	<2.46	<2.46
<0.072	<0.072	<0.072	<0.072	<0.072	<0.072	<0.072	<0.072	<0.144	<0.072	<0.072	<0.072	<0.072
<0.382	0.257J	<0.393	0.168J	<0.733	<0.131	<0.131	<0.262	<0.262	<0.262	<0.131	<0.262	<0.131
0.454	0.339	0.63	0.353	80	102J	77.3J	2,310	1,070	<0.136	<0.136	<0.136	<0.136
21.5	9.12	21.7	8.55	0.493	0.32J	3.01J	0.554	0.399	0.757	1.22J	0.621	1.29J
<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.079	<0.158	<0.079	<0.079	<0.079	<0.079
<0.091	<0.091	<0.091	<0.091	<0.091	<0.091	<0.091	<0.091	<0.182	<0.091	<0.091	<0.091	<0.091
<0.107	0.113	<0.107	0.107	0.177	0.193J	0.301J	3.83	1.32	<0.107	<0.107	<0.107	<0.107
<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	<0.051	<0.102	<0.051	<0.051	<0.051	<0.051
6.76	3.3	6.17	3.82	1.08	<0.261	1.16J	27.8	2.12	0.499	0.452	0.369	0.543